

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**File No./Escrow No.:** Great American Abstract  
GA-31284-PA-S

**Print Date & Time:** 728 South Broad Street, 3rd Floor  
08/01/2022 02:58 PM

**Officer/Escrow Officer:** Philadelphia, PA 19146

**Settlement Location:**  
1404-11 Pemberton Street, (located behind townhouses), Philadelphia, PA 19146

**Property Address:** 525 North Swarthmore Avenue, Swarthmore, PA 19081  
**Buyer:** Ben Wise, Samantha Scherm  
**Seller:** Kenneth R. DeRosa, Paula DeRosa  
**Lender:** NBKC Bank

**Settlement Date:** 8/19/2022  
**Disbursement Date:** 8/19/2022  
**Additional dates per state requirements:**

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$784,000.00	Sales Price of Property	\$784,000.00	
		Deposit		\$40,000.00
		Loan Amount		\$647,200.00
\$20,000.00		Seller Credit		\$20,000.00
		<b>Prorations/Adjustments</b>		
		City/Town Taxes from 8/19/2022 to 12/31/2022	\$1,078.56	
		County Taxes from 8/19/2022 to 12/31/2022	\$668.11	
		School Taxes from 8/19/2022 to 6/30/2023	\$14,295.08	
	\$1,078.56	City/Town Taxes from 8/19/2022 to 12/31/2022		
	\$668.11	County Taxes from 8/19/2022 to 12/31/2022		
	\$14,295.08	School Taxes from 8/19/2022 to 6/30/2023		
		<b>Other Loan Charges</b>		
		Tax Cert Fee to Great American Abstract	\$65.00	
\$35.00		Title - Notary Fee to Great American Abstract-700	\$65.00	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		100 No Viol with Great American Abstract	\$100.00	
		300 Survey with Great American Abstract	\$100.00	
		900 EPL-Res with Great American Abstract	\$100.00	
		ClosingProtecltr with Great American Abstract	\$125.00	
		Lender's Policy with Great American Abstract	\$3,979.88	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$18.00		Wire Fee with Great American Abstract-700	\$18.00	
		Owner's Policy with Great American Abstract	\$620.16	
<b>Government Recording and Transfer Charges</b>				
\$7,840.00		State Tax/stamps to Recorder of Deeds, Agent		
		Recording Fees (Deed) to Delaware County Recorder of Deeds	\$150.00	
		Recording Fees (Mortgage) to Delaware County Recorder of Deeds	\$250.00	
		City/County tax/stamps to Recorder of Deeds, Agent	\$7,840.00	
<b>Miscellaneous</b>				
		Flat Fee Commission-ESTIMATE to Keller Williams	\$495.00	
\$16,511.72		2022/2023 School Taxes to WALLINGFORD-SWARTHMORE SD		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$44,404.72	\$800,041.75	<b>Subtotals</b>	\$813,949.79	\$707,200.00
		Due From Borrower		\$106,749.79
\$755,637.03		Due To Seller		
\$800,041.75	\$800,041.75	<b>Totals</b>	\$813,949.79	\$813,949.79

### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Great American Abstract to cause the funds to be disbursed in accordance with this statement.

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Ben Wise

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Samantha Scherm

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Kenneth R. DeRosa

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Paula DeRosa

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Escrow Officer